061.0	0001	0002.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,483,500	/	1,483,500
USE VALUE:	1,483,500	/	1,483,500
ASSESSED:	1,483,500	/	1,483,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
176		LOWELL ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BURGE ROBERT S		
Owner 2:			
Owner 3:			
Street 1:	PO BOX 134		
Street 2:			
Twn/City:	LEXINGTON		
St/Prov:	MA	Cntry:	Own Occ: N
Postal:	02474	Type:	

PREVIOUS OWNER

Owner 1:	WIGGINS JOHN A & GLADYS E -
Owner 2:	-
Street 1:	176 LOWELL STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 32,058 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1850, having primarily Clapboard Exterior and 2140 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	32058.000	416,900	700	1,065,900	1,483,500
Total Card	0.736	416,900	700	1,065,900	1,483,500
Total Parcel	0.736	416,900	700	1,065,900	1,483,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 693.22 | /Parcel: 693.2

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	40306
GIS Ref	
GIS Ref	
Insp Date	10/26/18

!5306!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 061.0-0001-0002.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	416,900	700	32,058.	1,065,900	1,483,500	1,483,500	Year End Roll	12/18/2019
2019	101	FV	308,000	800	32,058.	1,050,700	1,359,500	1,359,500	Year End Roll	1/3/2019
2018	101	FV	308,000	800	32,058.	807,100	1,115,900	1,115,900	Year End Roll	12/20/2017
2017	101	FV	308,000	800	32,058.	761,400	1,070,200	1,070,200	Year End Roll	1/3/2017
2016	101	FV	308,000	800	32,058.	700,500	1,009,300	1,009,300	Year End	1/4/2016
2015	101	FV	273,200	800	32,058.	654,800	928,800	928,800	Year End Roll	12/11/2014
2014	101	FV	273,200	800	32,058.	603,000	877,000	877,000	Year End Roll	12/16/2013
2013	101	FV	273,200	800	32,058.	603,000	877,000	877,000		12/13/2012

PRINT

Date	Time
12/10/20	20:12:51

LAST REV

Date	Time
07/31/19	12:03:24
apro	
5306	

USER DEFINED

Prior Id # 1:	40306
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WIGGINS JOHN A	57842-400		11/10/2011	Estate/Div	596,250	No	No		
	11620-205		11/25/1968		1	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/28/2012	174	Manual	31,255					replace kitchen, r

ACTIVITY INFORMATION

Date	Result	By	Name
10/26/2018	MEAS&NOTICE	CC	Chris C
6/10/2015	Field Review	PT	Paul T
5/29/2012	Info Fm Prmt	MM	Mary M
2/10/2012	MLS	EMK	Ellen K
3/5/2009	Measured	372	PATRIOT
10/28/2008	Meas/Inspect	189	PATRIOT
2/1/2000	Inspected	276	PATRIOT
1/13/2000	Mailer Sent		
1/13/2000	Measured	163	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		32058		Sq. Ft.	Site		0	70.	0.48	6			Locatio	-5					1,065,929						1,065,900	

Total AC/HA:	0.73595	Total SF/SM:	32058	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	
Total:	1,065,929	Spl Credit		Total:	1,065,900				

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1850	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:			
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.14065421
Const Adj.:	0.99989998
Adj $ / SQ:	148.270
Other Features:	86751
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	512183
Depreciation:	95266
Depreciated Total:	416917

COMMENTS

LOCATION BEHIND COLONIAL VILLAGE.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

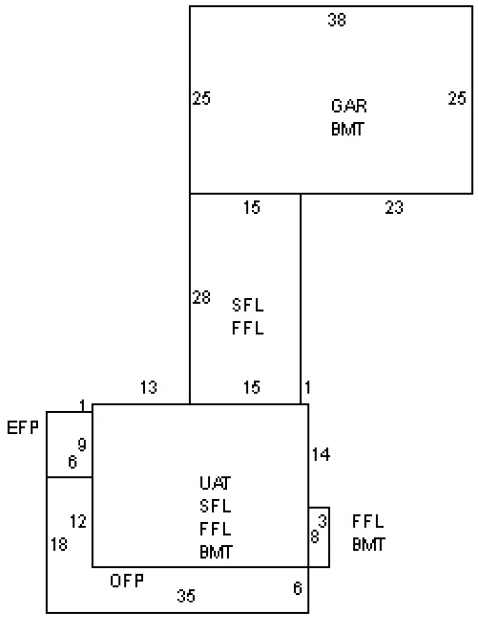
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	M
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	148.27
Special Features:	0	Val/Su Net:	80.20
Final Total:	416900	Val/Su SzAd	194.81

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,612	44.480	71,703
FFL	First Floor	1,082	148.270	160,428
SFL	Second Floor	1,058	148.270	156,870
GAR	Garage	950	17.630	16,748
OFP	Open Porch	282	22.350	6,302
UAT	Upper Attic	160	59.310	9,460
EFP	Enclos Porch	54	72.590	3,920
	Net Sketched Area:	5,198	Total:	425,431
Size Ad	2140	Gross Are	5676	FinArea 2140

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 061.0-0001-0002.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
A2	WOOD SHD	D	Y	1	10X16	A	AV	1970	7.25	T	39.2	101			700			700
2	Frame Shed	D	Y	1	8X10	A	AV	1970	0.00	T	39.2	101						
2	Frame Shed	D	Y	1	6X10	A	AV	1970	0.00	T	39.2	101						

More:	N	Total Yard Items:	700	Total Special Featues:		Total:	700